

# **COACH HOUSE APARTMENTS**

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August 4, 2009

HOUSE URBAN POLICY COMMITTEE  
HOUSE OFFICE BUILDING  
124 N. CAPITOL S6789  
LANSING, MI 48933

Attn: Rep. Gabe Leland- Chair  
Re: HB 4904 & HB4905

Dear Sir,

I am writing this letter to support HB 4904 and HB 4905. Specifically the area that concerns removal of a resident within 7 days of a violent threat or assault. I have worked as a property manager in Southfield Michigan for over 13 years. Up until now I have felt safe and secure in my working environment and confident with the tools available in the property management industry to remove residents and remedy hazardous situations.

On July 6, 2009 I moved a resident into Coach House Apartments. Almost immediately this resident became overly demanding. He entered my office and threatened me and my staff. He threatened one of the maintenance technicians with a crow bar. He told me that he now owns Coach House Apartments and he began firing my staff. He removed the entry door locks to the common hallway doors with the intention to install his own locks. He changed the basement lock so only he had access. He threatened his neighbors. He demanded that I evict everyone in his building but him. After the initial threats I contacted our attorney's to see what our options were. I was hoping to execute a 7 Day health and Hazard and have this person removed within the week.

A 7 Day Health and Hazard was not an option. The only option was a 30 day notice to quit. Meaning I have to deal with this person until the 30 days expire and a court date is determined and the judge decides our fate. The police have been notified on several occasions and this resident is still living on this property. My staff is scared to come to work. This resident drives the property at all hours of the day and night. On August 4, 2009 he was committed to a mental institution. For the first time since he moved in I felt relieved. He was released the next day!!!

This is an absurd situation that could be rectified with an amended notice to allow removal when a threat or endangerment is eminent. Please do whatever you can to change the notices. Property Management should not be a high risk job. We need to be able to remove dangerous residents quickly.

Sincerely,

Carol Ann Cheatham  
Community Manager  
Coach House Apartments

CC. Rep David Nathan Rm N690